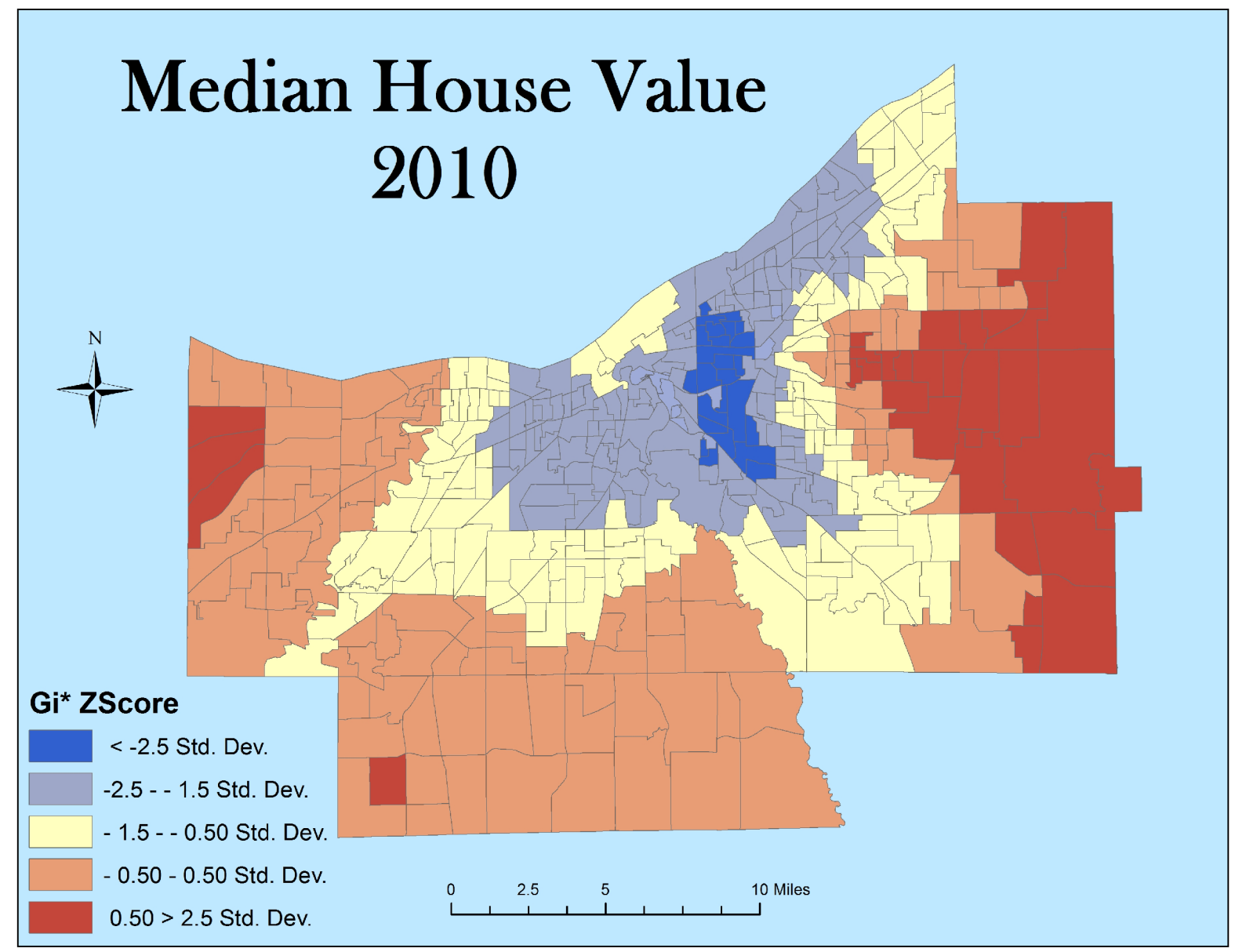
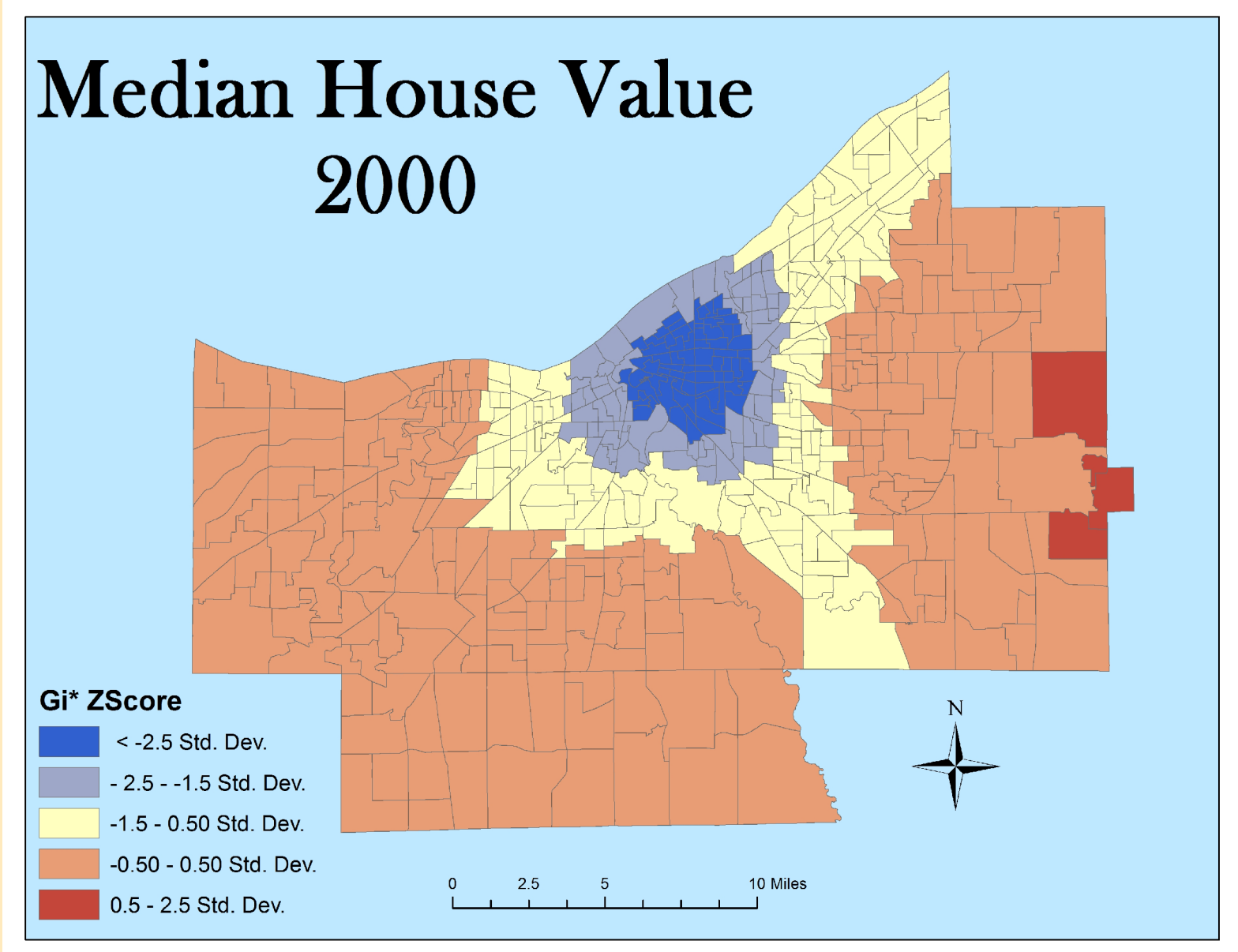
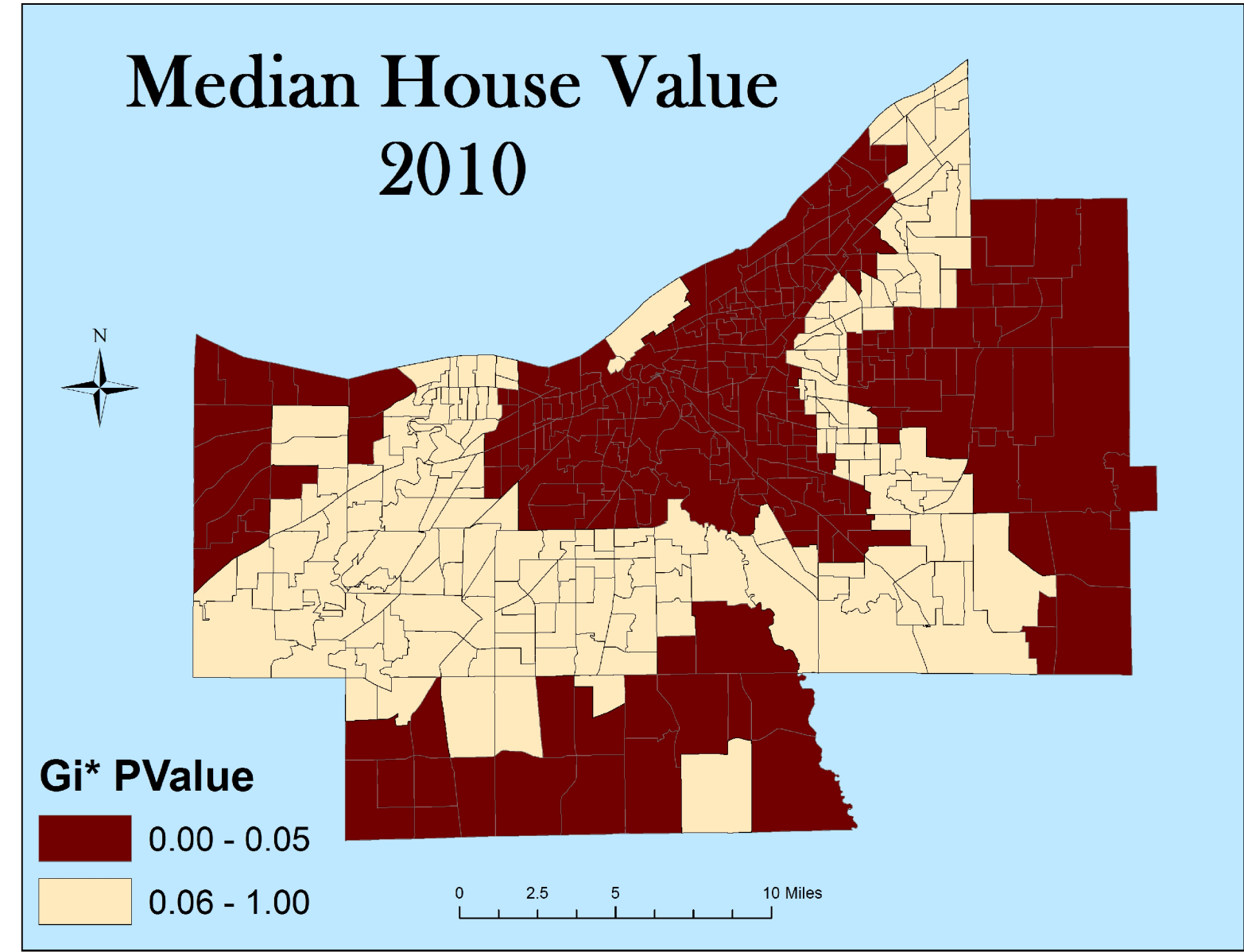
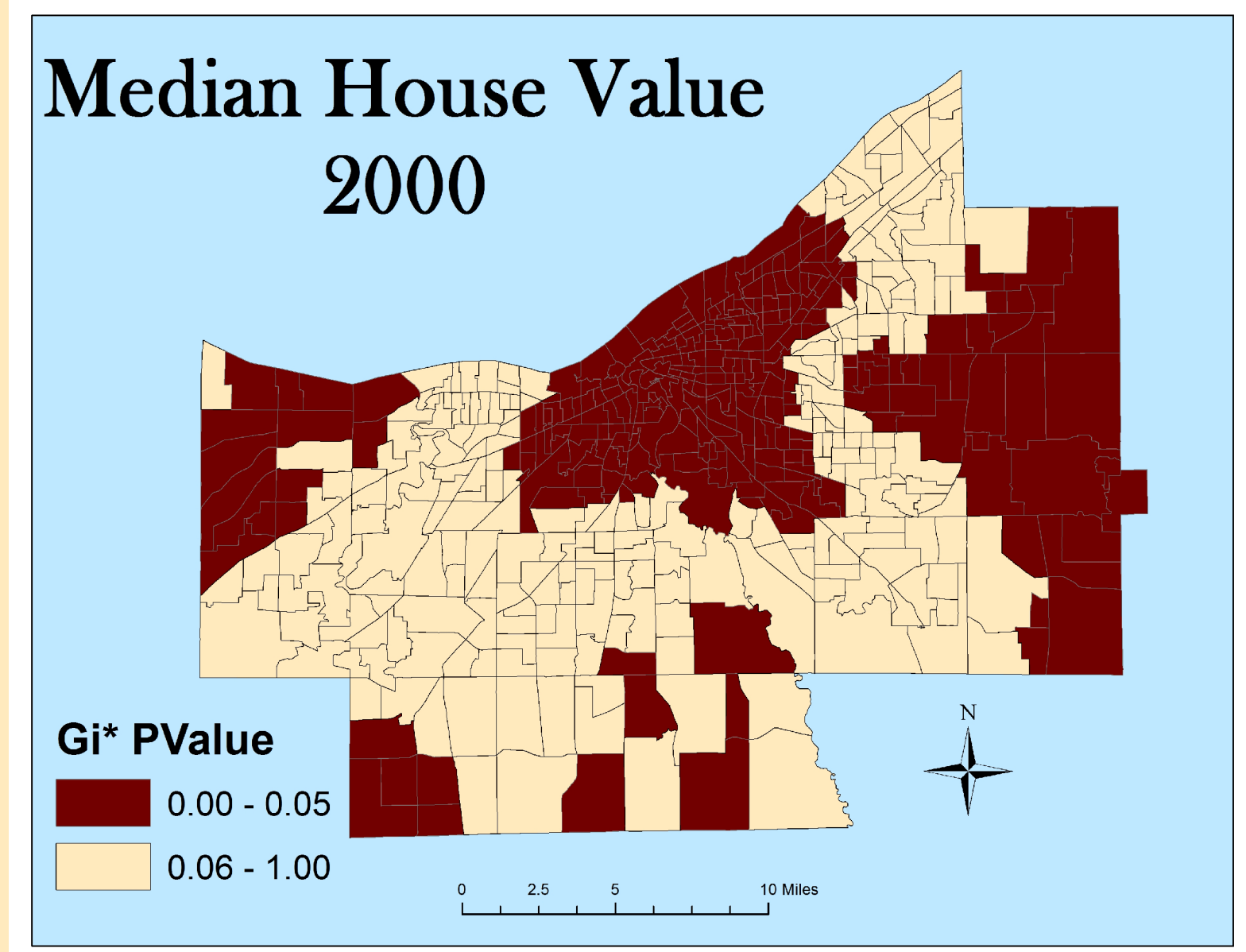


Cuyahoga County Occupancy and Median Housing Value 2000-2010



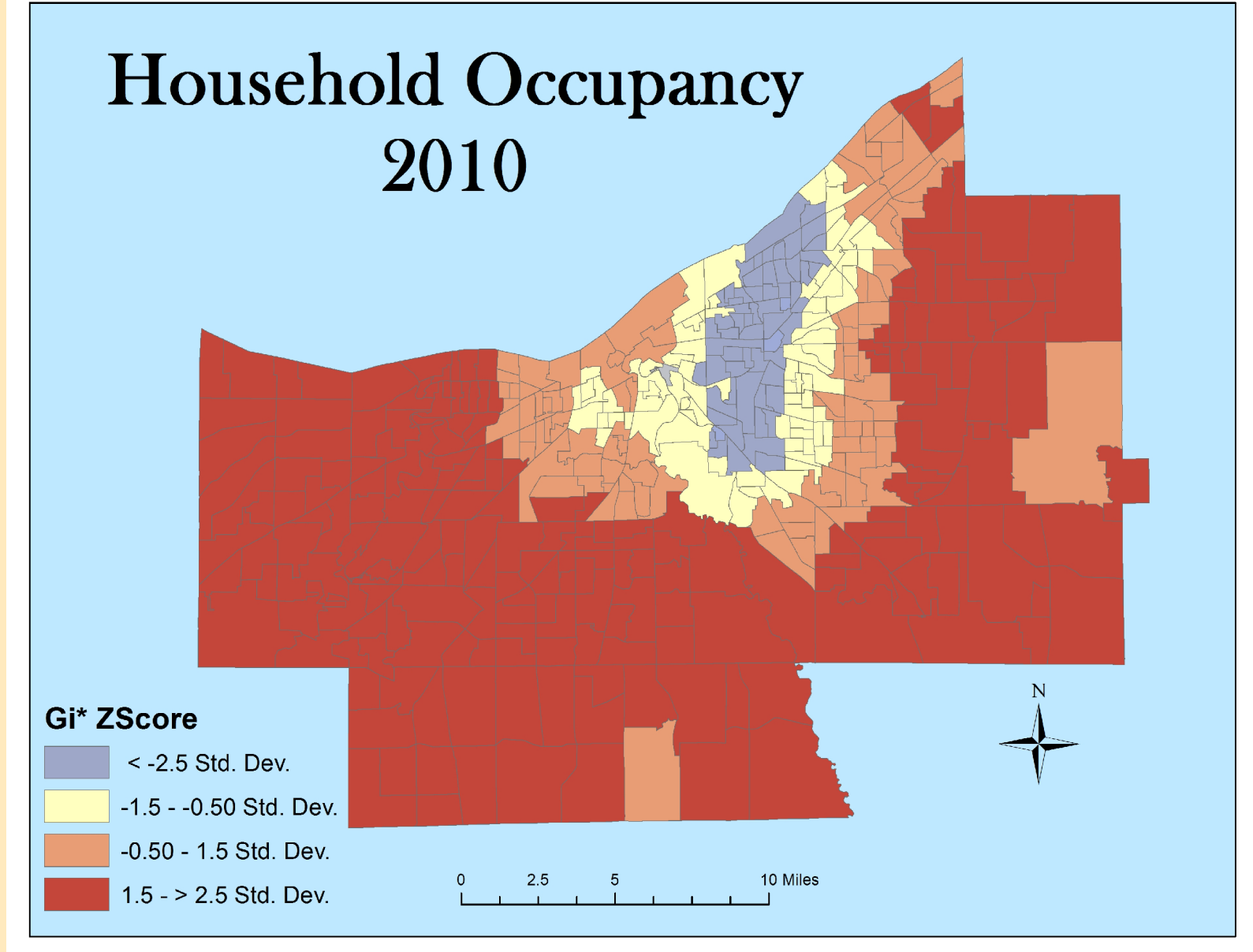
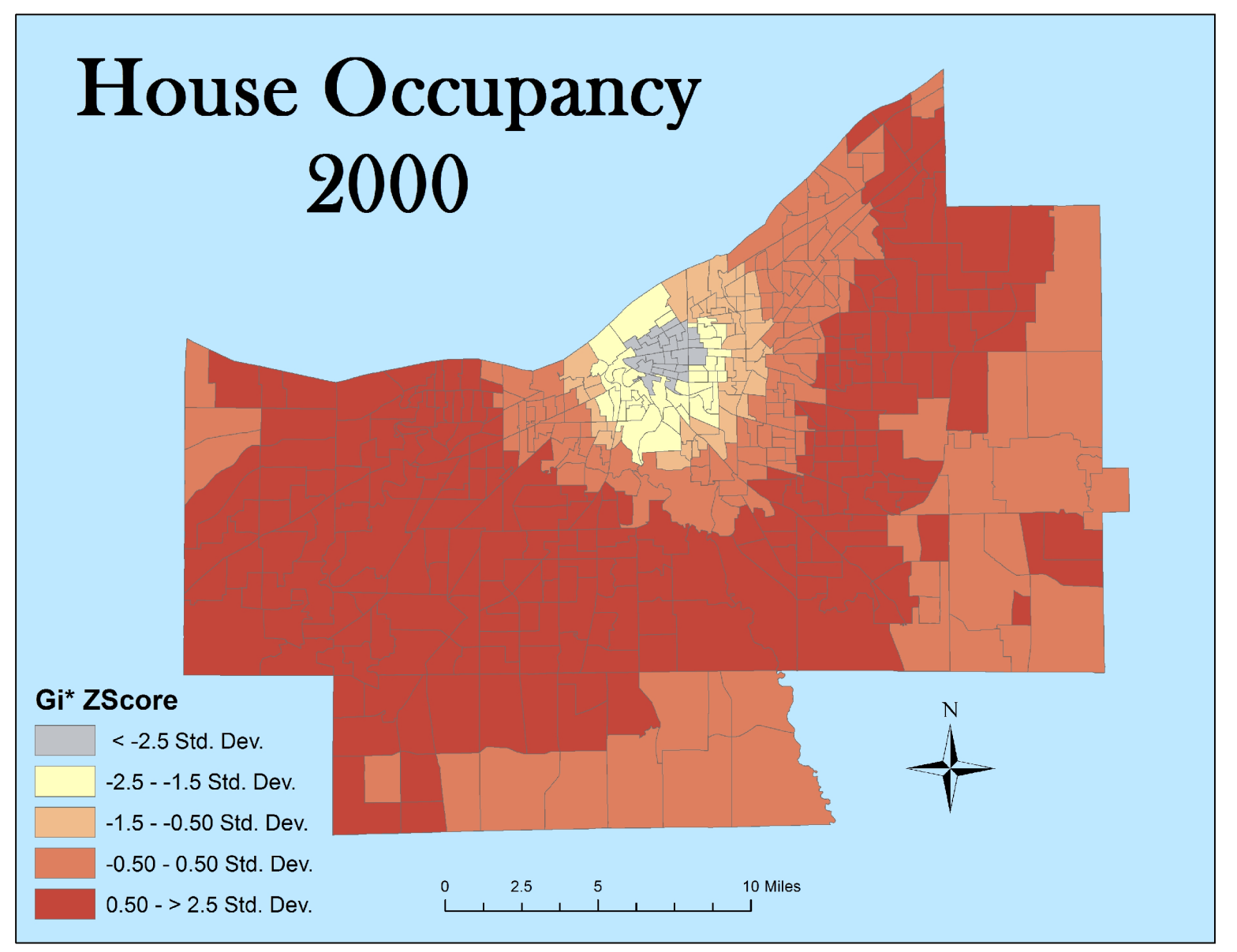
Hypothesis

As a result of the housing collapse of 2007-08. Clusters of occupied houses (in both high and low values) in Cuyahoga County will correlate with the same regions as the median housing values. Clusters of low occupancy to low housing values as well as clusters high occupancy to higher housing values are expected based upon standard deviations of P value and Z Score



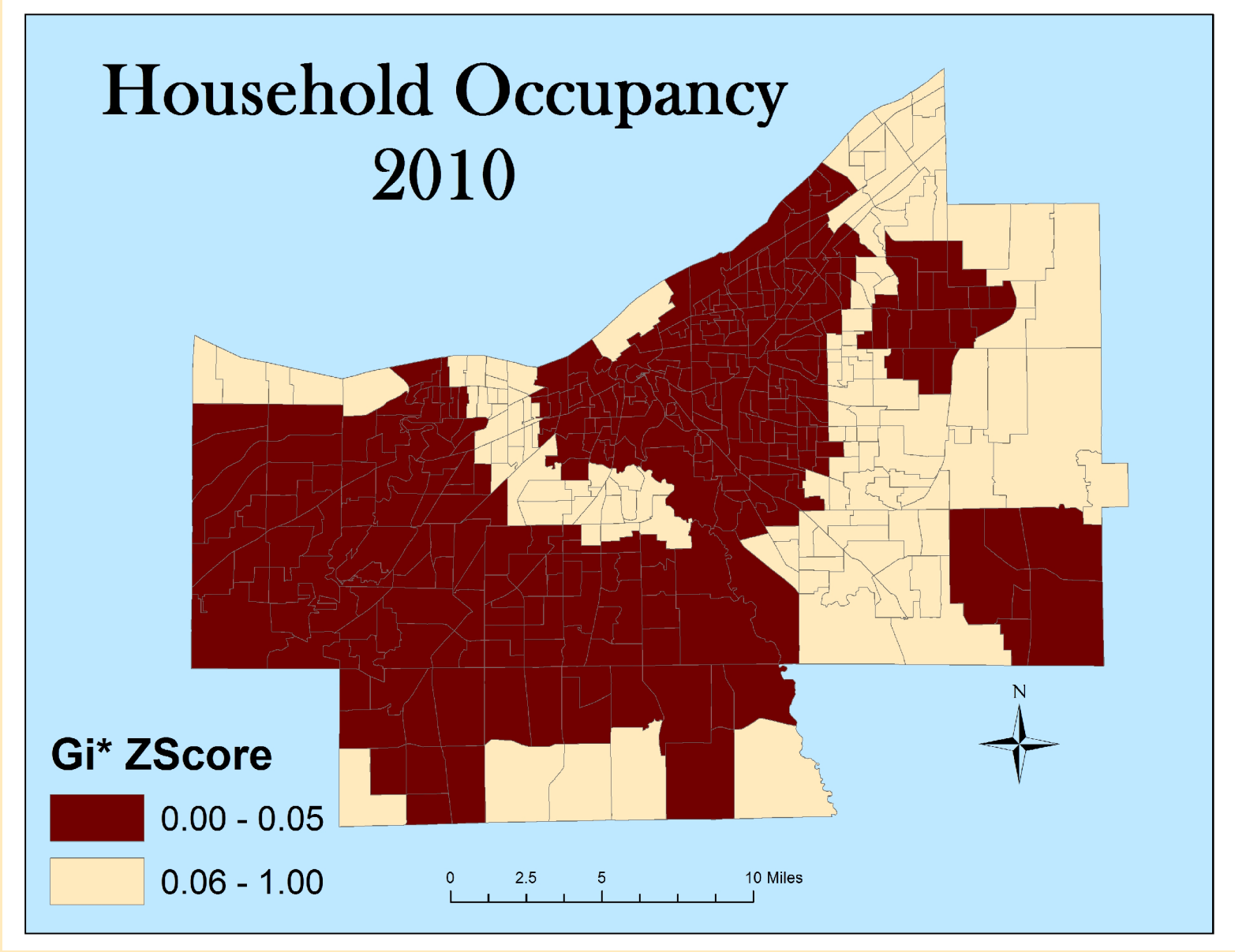
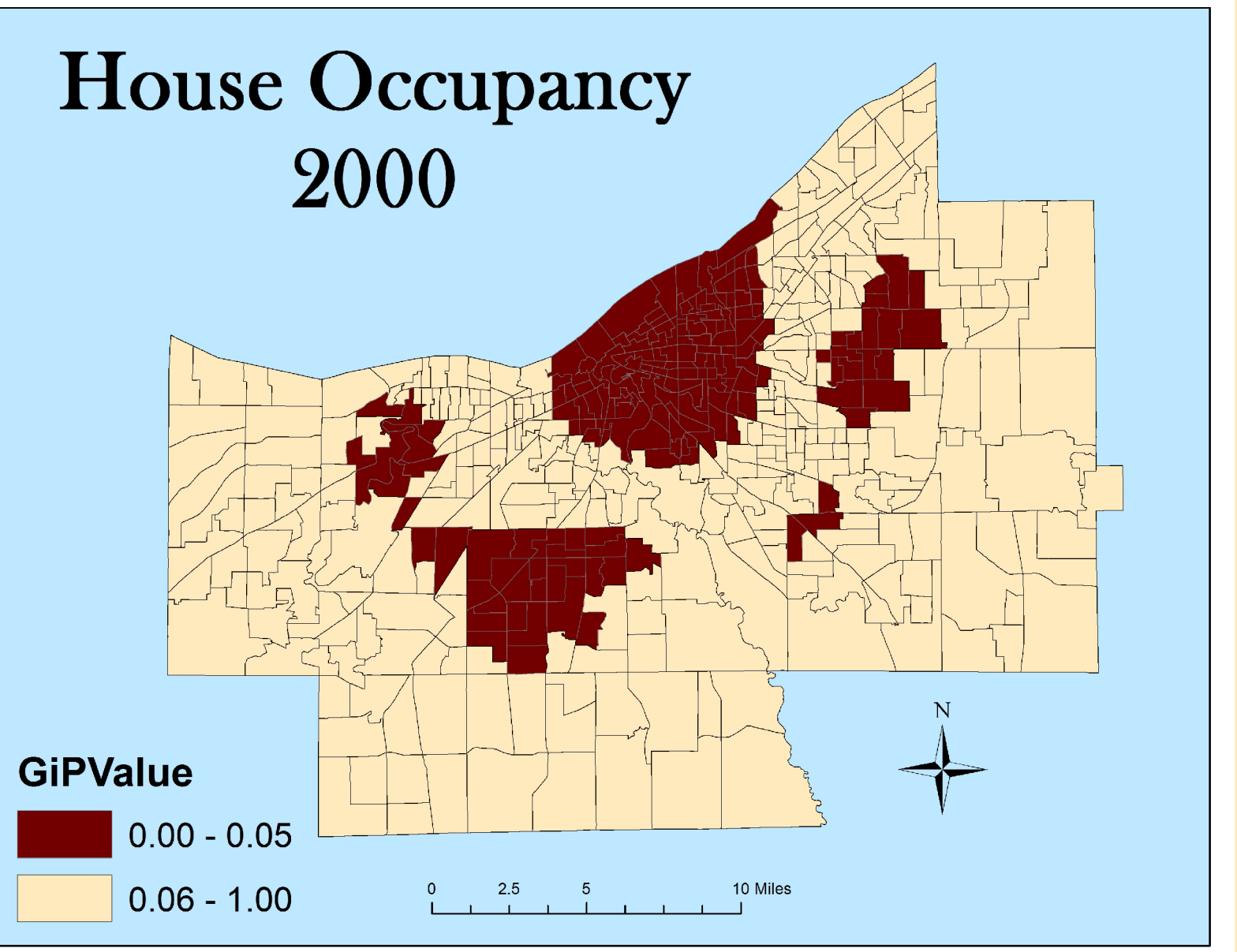
Study Area

As a once thriving model of industrialization and now prime example of a Post-Industrial “Rustbelt” region; The Greater Cleveland area (Cuyahoga County, Ohio) has seen similar foreclosure rates as California, Michigan, Ohio, and Florida. In 2007, Cleveland experienced a foreclosure crisis, this region had four of the top 21 foreclosure filings in the US.



Methods

Gi* was used to cluster census tract data. The clustering of these values used both the Median housing values and the percentage of occupancy.



Results

Clusters of low value houses and low levels of occupancy both coincide in the downtown region. As housing values decreased in the center cluster of the city, the outer regions of the county saw large clusters of increased and higher value houses when Z Scores are taken into consideration. The same shift is visually apparent in the occupancy statistics. As housing values increased; occupancy also increased. This trend is overtly apparent in the Flats, Ohio City and Tremont areas. All three regions have experienced some form of gentrification or commercial development since 2000 and have exhibited higher housing values and higher occupancy rates and as a result the neighboring census tracts exhibited clusters of increased lower values when the values are dispersed.